

# 48 THE LION BREWERY

ST. THOMAS STREET, OXFORD OX1 1JE

# 48 The Lion Brewery

St. Thomas Street, Oxford OX1 1JE

A stunning three bedroom, three bathroom first floor apartment with a footprint of 1572 sq ft.

The property is in good order throughout and boasts a generous open plan living/ kitchen space, incredible vaulted ceilings, and has the benefit of having no onward chain.

The accommodation comprises an entrance hall, a spacious kitchen/ living space, a large master bedroom with en-suite shower and dressing room, a double bedroom with en-suite, a third double bedroom, bathroom, and a utility room.

The property also has a secure garage that is 20' 8" long and 8' 1" wide.



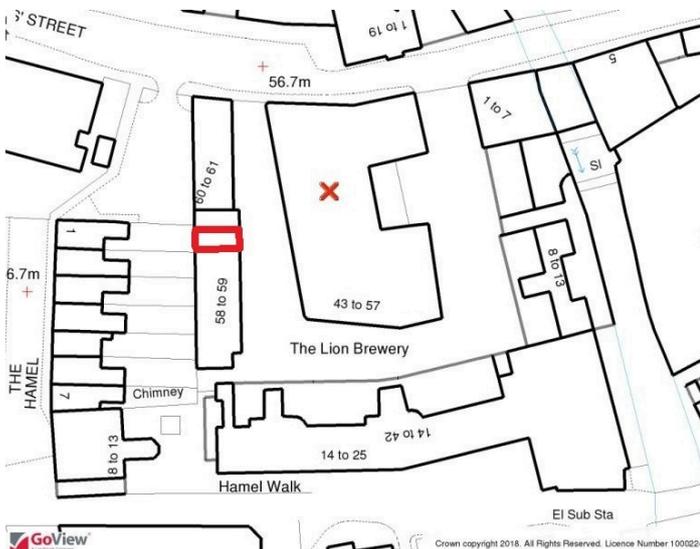
## GUIDE PRICE

**£995,000**





Approximate Gross Internal Area = 146 sq m / 1572 sq ft  
 Garage = 15.4 sq m / 166 sq ft  
 Total = 161.4 sq m / 1738 sq ft



**Council Tax:**  
 Band F - £3864.67

**Parking:**  
 Single garage No.31

**Local Authority:**  
 Oxford City Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	70	70
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

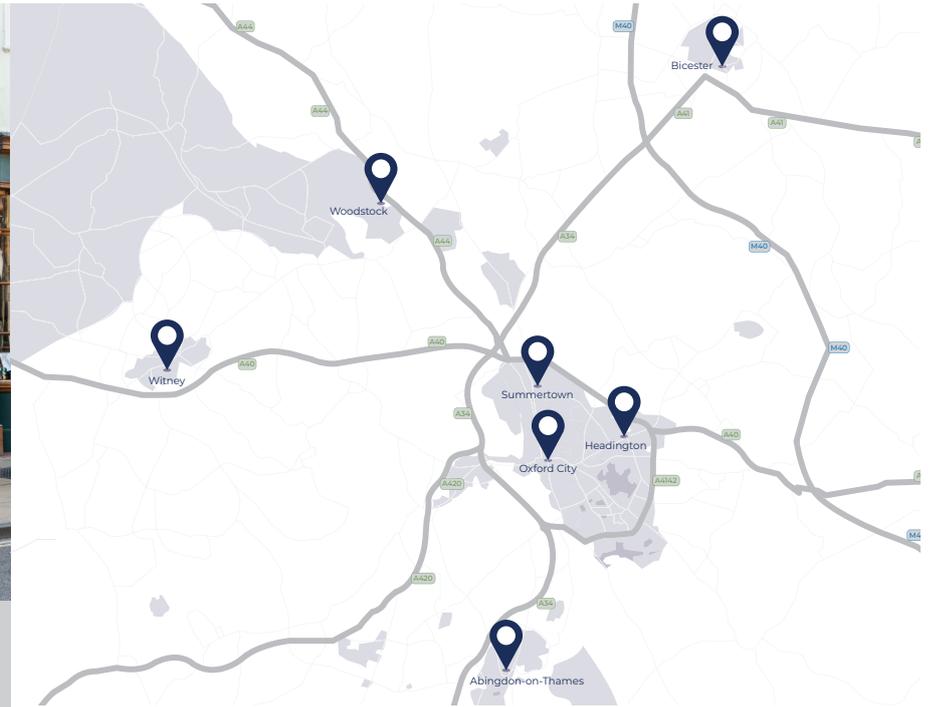
# LOCATION COMMENT

*The apartment is ideally placed for access to the rail station (5 minutes walk) and the Westgate Shopping Centre with its stylish shops and rooftop bars and restaurants. Oxford University and the Said Business School are approx. a 5 minutes' walk from the development.*



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**Breckon & Breckon**  
est. 1947



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